State Of Oregon, County Of Klamath

M05-61449

08/08/2005 03:42:55 PM

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Fee:

\$26.00



After recording return to: Fred E. Mulkey, Jr. and Catherene A. Humphrey 4444 Austin Street Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address: Fred E. Mulkey, Jr. and Catherene A. Humphrey 4444 Austin Street Klamath Falls, OR 97603

File No.: 7021-620190 (SAC) Date: July 26, 2005

## STATUTORY WARRANTY DEED

**Paul N. Campbell and Carol L. Campbell as tenants by the entirety**, Grantor, conveys and warrants to **Fred E. Mulkey**, **Jr. and Catherene A. Humphrey as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 87 of Casitas, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## This property is free from liens and encumbrances, EXCEPT:

- 1. The Taxes, a lien not yet payable.
- 2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$149,900.00. (Here comply with requirements of ORS 93.030)



APN: R544520

Statutory Warranty Deed - continued

File No.: **7021-620190 (SAC)** 

Date: 07/26/2005

Dated this Zrod day of August, 20 US

Paul N. Campbell

Carol L. Campbell

OFFICIAL SEAL
STACY COLLINS
NOTARY PUBLIC-OREGON
COMMISSION NO. 370824
MY COMMISSION EXPIRES AUGUST 2, 2007

STATE OF Oregon

)ss.

County of Klamath

This instrument was acknowledged before me on this by **Paul N. Campbell and Carol L. Campbell**.

\_ day of

Notary Public for Oregon

My commission expires: